



City of Seattle

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Gregory J. Nickels, Mayor

**Department of Design, Construction and Land Use**

D.M. Sugimura, Director

**CITY OF SEATTLE  
ANALYSIS AND DECISION OF THE DIRECTOR OF  
THE DEPARTMENT OF DESIGN, CONSTRUCTION AND LAND USE**

**Application Number:** 2104336

**Applicant Name:** Robert Humble

**Address of Proposal:** 1311 16<sup>th</sup> Avenue South

**SUMMARY OF PROPOSED ACTION**

Master Use Permit to establish use for future construction of a four-unit townhouse in an environmentally critical area. Parking for four vehicles to be provided within the structure.\*

The following approvals are required:

SEPA Environmental Determination  
- Chapter 25.05, Seattle Municipal Code

\*Unit Lot Subdivision reviewed under Project# 2204023.

**SEPA DETERMINATION:** ☐ Exempt ☒ DNS ☐ MDNS ☐ EIS

☐ DNS with conditions

☐ DNS involving non-exempt grading, or demolition,  
or involving another agency with jurisdiction.

**RELATED PROJECTS:**

ECA Limited Exemption (under MUP#2104336).  
Unit Lot Subdivision (Project# 2204023)

## **PROJECT DESCRIPTION**

The applicant proposes a 4-unit townhouse structure with parking for four vehicles within the building. Access to the site is proposed from the abutting street, 16<sup>th</sup> Avenue South, via two 10 foot wide curb cuts.

### **Site and Vicinity**

The property is a vacant site located on the east slope of Beacon Hill just below the historic Public Medical Center building and west of a portion of Interstate 90. It is located on the west side of 16<sup>th</sup> Avenue South just south of South Judkins Street.

The site is zoned Lowrise 2 (L-2). Adjacent properties are also zoned L-2. Properties to the north and west are zoned Lowrise 1 (L-1) and Lowrise 3 (L-3), respectively. The immediate vicinity is comprised primarily of single family homes and small-scale multifamily buildings.

The site is approximately 89 feet wide and 85 feet deep. It is mapped as an environmentally critical area because it contains areas of steep slope (>40% slope). The site rises approximately 20 feet from east to west. The steep slope areas of the property appear to have been created from previous legal grading activity which occurred during the construction of the apartment building to the west.

### **Public Comment**

Public notice of the proposed development was published on March 21, 2002, and the associated public comment period ended on April 3, 2002. No comment letters were received.

## **ANALYSIS - SEPA**

The applicant submitted an Environmental Checklist to DCLU on March 14, 2002, an Engineering Report dated September 5, 1991, and a Report of Geotechnical Investigation dated April 21, 2003. These documents disclose the project's potential impacts. This analysis and decision are based on the information provided in the checklist and reports, as well as DCLU experience with review of similar projects.

Section 25.05.908B of the Seattle Municipal Code states that the scope of environmental review actions within environmentally critical areas is limited to the following:

1. Documenting whether the proposal is consistent with the City of Seattle regulations for Environmentally Critical Areas, SMC Chapter 25.09 and

2. Evaluating potentially significant impacts of the environmentally critical area resources not adequately addressed in the City of Seattle Environmentally Critical Areas, including any additional mitigation measures needed to protect the environmentally critical areas in order to achieve consistency with SEPA and other applicable environmental review laws.

### Project Impacts

The site is located in a 40% Steep Slope and Potential Slide Environmentally Critical Areas. In compliance with Director's Rule 3-93, "General Duties and Responsibilities of Geotechnical Engineers", the applicant submitted a soils report, available in the DCLU project file. The report details the site conditions, and stated conclusions and recommendations. DCLU has granted a limited exemption from the steep slope standards, because the areas of steep slope critical areas are of limited height (vertical elevation change is less than 20 feet) and because the slope appears to have been created from previous legal grading activities. Approval of the Limited Exemption only provides relief from the ECA Steep Slope development standards. The General Submittal requirements and ECA regulations for Landslide Prone areas still apply. ECA items concerning bonds/insurance, seasonal grading restrictions, construction schedules, notes concerning pre-construction meetings, erosion control provisions, etc., will be addressed during building permit application. Construction in compliance with all applicable provisions of the ECA Ordinance (SMC 25.09) together with compliance with the conclusions and recommendations of the geotechnical report will adequately mitigate expected earth impacts. No further mitigation in regard pursuant to SEPA is warranted.

The future Unit Lot Subdivision (project# 2204023) will have no effect on the Environmentally Critical Areas.

### DECISION - SEPA

This decision was made after review by the responsible official on behalf of the lead agency of a completed environmental checklist and other information on file with the responsible department. This constitutes the Threshold Determination and form. The intent of this declaration is to satisfy the requirements of the State Environmental Policy Act (RCW 43.21C), including the requirement to inform the public agency decisions pursuant to SEPA.

- [X] Determination of Non-Significance. This proposal has been determined to not have a significant adverse impact upon the environment. An EIS is not required under RCW 43.21C.030 2c.
- [ ] Determination of Significance. This proposal has or may have a significant adverse impact upon the environment. An EIS is required under RCW 43.21C.030 2c.

**CONDITIONS - SEPA**

None.

Signature: (signature on file) Date: June 9, 2003

Darlene Edwards, Land Use Planner  
Department of Design, Construction and Land Use  
Applicant Services Center

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